

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HENDERSON ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:		9
Owner 1:	SMITH STACIE NICOLE &				
Owner 2:	HOPPER JAMES WARREN				
Owner 3:					
Street 1:	9 HENDERSON ST UNIT 9				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1:	MARLEY WILLIAM A -		
Owner 2:	-		
Street 1:	22 PHINNEY ROAD		
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry:	
Postal:	02421		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Wood Shingle Exterior and 2130 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7624																
Total AC/HA:	0.00000			Total SF/SM:	0		Parcel LUC:	102	Condo		Prime NB Desc:	CONDO							Total:			Spl Credit			Total:		

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	669,700			669,700		260270
							GIS Ref
							GIS Ref
Total Card	0.000	669,700			669,700	Entered Lot Size	
Total Parcel	0.000	669,700			669,700	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card:		314.41	/Parcel: 314.4		Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	659,700	0	.		659,700	659,700	Year End Roll	12/18/2019
2019	102	FV	582,100	0	.		582,100	582,100	Year End Roll	1/3/2019
2018	102	FV	515,500	0	.		515,500	515,500	Year End Roll	12/20/2017
2017	102	FV	470,400	0	.		470,400	470,400	Year End Roll	1/3/2017
2016	102	FV	470,400	0	.		470,400	470,400	Year End	1/4/2016
2015	102	FV	435,100	0	.		435,100	435,100	Year End Roll	12/11/2014
2014	102	FV	404,800	0	.		404,800	404,800	Year End Roll	12/16/2013
2013	102	FV	404,800	0	.		404,800	404,800		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
5/30/2014	Meas/Inspect	PC	PHIL C
3/3/2014	Info Fm Prmt	EMK	Ellen K
5/4/2005	External Ins	BR	B Rossignol
10/31/2000	Hearing Chag	201	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	15432
	Prior Id # 2:	
	Prior Id # 3:	
8	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
9	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/11/20	04:42:2

LAST REV

Date	Time
05/15/18	14:20:2

danam
14927

!14927!

Type:	99 - Condo Conv		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G15	Fact: .
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 8		BRs: 4		Baths: 1		HB 1						

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GD - Good	18.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.14295769
Const Adj.:	1.00989902
Adj \$ / SQ:	340.510
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	822787
Depreciation:	153038
Depreciated Total:	669748

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2004

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	8	4	
Totals				
	1	8	4	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

PARCEL ID 023.A-0005-0009.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,130	340.510	725,28	
Net Sketched Area:		2,130	Total:	725,28	
Size Ad	2130	Gross Are	2130	FinArea	2130

SUB AREA DETAIL

[illegible]

IMAGE

